

NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICESAPPLICATION FOR REAL PROPERTY TAX  
EXEMPTION FOR RESIDENTIAL-COMMERCIAL URBAN EXEMPTION PROGRAM  
(Real Property Tax Law, Section 485-a)

RECEIVED

(Instructions for completing this form are contained in Form RP-485-a-100) OCT 25 2018

DEPT. OF ASSESSMENT  
AND TAXATION

1. Name and telephone no. of owner(s)  
155 Chandler  
R & N Leasing, LLC  
Day No. ( 74 ) 861-5385  
Evening No. ( ) \_\_\_\_\_  
E-mail address (optional) R.Termini@waxlofts.com
2. Mailing address of owner(s)  
391 Washington St  
Buffalo N.Y. 14203
3. Location of property (see instructions)  
155 Chandler Buffalo  
Street address School district  
Buffalo  
City/Town Village (if any)  
Property identification (see tax bill or assessment roll)  
Tax map number or section/block/lot \_\_\_\_\_
4. General description of property for which exemption is sought (if necessary, attach plans or specifications): mixed use former industrial building
5. Use of Property: business incubators and apartments
6. Describe alteration, installation or improvement made to convert the non-residential property to mixed-use: major rehab
7. Cost of alteration, installation or improvement: 14,000,000
8. Date construction of alteration, installation or improvement was commenced: 1-17
9. Date completed (attach certificate of occupancy or other documentation of completion): \_\_\_\_\_

## 10. Other exemptions.

a. Is the property receiving or has it ever received any other exemption from real property taxation?

☐ Yes ☒ No

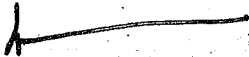
b. If yes, what exemption was received? \_\_\_\_\_ When? \_\_\_\_\_

Were payments in lieu of taxes made during the term of that exemption? \_\_\_\_\_

If so, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

**CERTIFICATION**

I, Rocco Termini, hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.



Signature

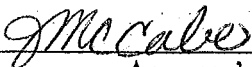
12-23-18

Date

**FOR ASSESSOR'S USE**

1. Date application filed: 12/25/18 2. Applicable taxable status date: 12/1/18
3. Action on application: ☒ Approved ☐ Disapproved
4. Assessed valuation of parcel in first year of exemption: \$ 2,100,000.
5. Increase in total assessed valuation in first year of exemption: \$ 1,950,000.
6. Amount of exemption in first year: 1,950,000.

	Percent	Amount
County	<u>0</u>	\$ <u>0</u>
City/Town	<u>100%</u>	\$ <u>1,950,000.</u>
Village		\$
School District	<u>100%</u>	\$ <u>1,950,000.</u>



Assessor's signature

11/27/18

Date



# CITY OF BUFFALO

## Certificate of Occupancy

Certificate No.: 202070 \*\*\*\*CONDITIONAL\*\*\*\*

In accordance with the appropriate laws of the State of New York and/or the Ordinances of the City of Buffalo the structure(s) located at **155 CHANDLER** Buffalo, New York, having been inspected and found to conform substantially to applicable laws, ordinances, rules or regulations, said structure(s) is hereby certified for occupancy. This certificate is issued subject to the limitation herein specified and is valid until revoked unless automatically voided by the conditions set forth on the reverse side of this certificate.

  
Commissioner of Permit and Inspection Services

Date Issued: 09/25/2018

No. of Units: 3 No. of Stories: 2 Building Type: TYPE IIIB ORDINARY-UNPROTECTED

Construction: ORDINARY Class: A-2, B, F-2, R-2 Zoning District: D-IL

Smoke Detectors: YES Carbon Monoxide Detectors: YES

Permit No: GC16-9421381 Permit Date: 07/07/2017 Receipt No: AS PER PERMIT

Inspector: ED FULLAGAR & JOE SACCO Date Inspected: 09/25/2018

BUILDAGE USAGE: OFFICES, THREE (3) DWELLING UNITS, CONFERENCE ROOM, AND RESTAURANTS (COMMERCIAL SPACE- 74,615 FT<sup>2</sup>; RESIDENTIAL SPACE- 5,385 FT<sup>2</sup>).

### Story

### Use

Basement:

N/A

1<sup>st</sup> Floor:

OFFICE SPACES- UTILANT-37,716 FT<sup>2</sup>; ENRG-30,106 FT<sup>2</sup>;  
OFFICE- 2,735 FT<sup>2</sup>; OFFICE- 3,745 FT<sup>2</sup>; CIDERY- 3,745 FT<sup>2</sup>;  
BARREL & BRINE- 3,222 FT<sup>2</sup>.

2<sup>nd</sup> Floor:

THREE (3) DWELLING UNITS, 14 OFFICES, CONFERENCE  
ROOM, KITCHENETTE, TWO (2) BATHROOMS

### CONDITIONS

SEE REVERSE SIDE



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*James Comerford*  
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**CITY OF BUFFALO**  
**DEPARTMENT OF**  
**ASSESSMENT & TAXATION**



BYRON W. BROWN  
MAYOR

MARTIN F. KENNEDY  
COMMISSIONER

March 1, 2019

R & M Leasing LLC  
391 Washington Ave. - Ste. 800  
Buffalo, NY 14203

Re: 485-a Real Property Tax Exemption  
Re: 155 Chandler  
SBL # 77.84-1-4 Bill # 05488500  
Assessed Value: \$2,100,000.  
Increase in assessment: \$1,950,000.

Dear Rocco Termini,

Your application for an RPTL 485-a real property tax exemption has been approved for the above referenced property.

This exemption is for a period of twelve years, and will commence with the City of Buffalo 2019-2020 fiscal year tax and assessment roll. The exemption is calculated on the increase in assessment noted above.

Years	Percentage
1 – 8	100%
9	80%
10	60%
11	40%
12	20%

The remainder of the assessment will remain taxable during this period.

If you have any questions, please do not hesitate to call me at 716-851-5748.

Sincerely,

*Judith A. McCabe*

Judith A. McCabe, Assessor

cc: Moses Robinson, Principal Assessor